

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Cove Road, 800 ft. E of
c/l Stansbury Road * ZONING COMMISSIONER
8510 Cove Rd, Key Bridge Marina
112h Election District * OF BALTIMORE COUNTY
7th Councilmanic District
Mark E. Bricker * Case No. 96-14-A
Petitioner
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8510 Cove Road in the Sollers Point section of Baltimore County. The Petition is filed by Mark E. Bricker, property owner. Variance relief is requested from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow side setbacks of .5 ft. and 22 ft., lieu of the required 30 ft., and Section 238.2 of the BCZR to allow a rear setback of 15 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was the aforementioned property owner, Mark E. Bricker. Also present was Michael K. Smith, a Land Use Consultant who has assisted the Petitioner in the preparation of the site plan and Petition. There were no Protestants or other interested persons present, however, substantive comments were received from the member agency's of the Zoning Plans Advisory Committee (ZAC).

Testimony and evidence offered is that the Petitioner owns two separate parcels adjacent to Cove Road. However, these parcels are separated by a public road. Parcel No. 1 is a rectangularly shaped property of 14,209 sq. ft. in area. The site is unimproved but for paving which accommodates 46 parking spaces. Parcel 2, which is the subject of the variance

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Date

By

MICROFILMED

request, is 13,589 sq. ft. That property is also presently unimproved, however, the Petitioner plans to construct a 3 story building to serve as a maintenance shop. Parcel 2 will also contain 14 parking spaces.

As to the history of the site, Mr. Bricker indicates that he operates a boat yard on the subject property. Boats are stored on the site and also repair work is done. Presently, all work is done out of doors, in that there are no improvements on the site. Approximately 75 slips are available for dry land storage. Also, Parcel 2 abuts Bear Creek and an existing pier leads from the water line into that channel. An additional 36 water slips are available from this pier. The Petitioner has owned the site for approximately 18 years. Originally, a building existed on parcel 2, however, the building was destroyed by fire approximately 1-1/2 years ago.

The Petitioner notes that he is proposing to continue the same use on the property, however, bring much of the work indoors within the proposed three story building. The requested variances are necessary due to the narrowness of the lot. Parcel 2 is approximately 63 ft. at its widest point. The site is zoned M.L.-I.M. and 30 ft. side yard setbacks need be maintained. Due to the unique character of the lot and the narrowness thereof, no building would be allowed if strict adherence to the regulations were allowed. Moreover, to place the building close to the waterfront, a front yard variance is requested to permit the structure to be within 15 ft. of the bulkhead, in lieu of the required 30 ft. This is requested in order to accommodate the movement of boats out of the water. A travel lift is on the property to accomplish this purpose.

All variances must be considered in accordance with the provisions of Section 307.1 of the BCZR. Therein, the three tests are presented which the Petitioner must satisfy in order for variance relief to be granted.

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Date

8/13/95

By

M. J. Gorkh

First the Petitioner must demonstrate that a practical difficulty or undue hardship would result if strict adherence to the regulations were required. Secondly, there can be no adverse impact to the surrounding properties. Last, the relief granted must be within the spirit and intent of the zoning ordinance.

As to the practical difficulty test, the unique size and configuration of the lot presents compelling reasons to satisfy this test. As noted above, parcel 2 is extremely narrow in width and strict adherence to the regulations would prohibit any construction. This surely constitutes a practical difficulty upon the Petitioner.

Moreover, the proposed relief will be within the spirit and intent of the regulations. In this respect, the building will be situated on the lot so as to be close to Bear Creek and away from surrounding properties.

Lastly, there will be no adverse affect on the surrounding locale. Similar uses exist on adjoining properties and the existing use will not be altered.

Notwithstanding the granting of the proposed relief, several comments are in order about the Zoning Plans Advisory Committee (ZAC) comments.

The Office of Planning and Zoning (PZ) suggests several restrictions. I concur with some of their recommendations but decline to incorporate others. I will require that the property be cleaned up and maintained in good condition. In this respect, I will require that the Petitioner allow a representative of Zoning Enforcement to make sure that the property is being maintained. I decline to withhold the issuance of any permits for one year, believing it inappropriate to enter such a restriction. In this respect, the sooner the building is proposed, the sooner the removal of debris and material out of doors will be accomplished.

Moreover, I will require the Petitioner to install appropriate landscaping

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Date

By

8/13/95
M. G. G. G.

and fencing to buffer the property from surrounding residences. In this respect, the Petitioner will be required to submit a landscape plan to the County's Landscape Architect to accomplish the necessary buffering.

The Department of Environmental Protection and Resource Management (DEPRM) notes, in their comment, that a critical area administrative variance is required the building to be located, where proposed. DEPRM retains authority on this issue and the granting of the zoning variance herein is conditioned upon the Petitioner meeting all of DEPRM's requirements in this respect.

The Developer's Engineering Section also lists several concerns about the proposed building due to certain provisions of the Baltimore County Code. These Code provisions regulate the elevation of the building due to its location within close proximity of the tide water. The Petitioner shall comply with all building code and other appropriate regulations in this respect.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of September, 1995 that a variance from Section 255.1 of the BCZR to allow side setbacks of .5 ft. and 22 ft., lieu of the required 30 ft., and Section 238.2 of the BCZR to allow a rear setback of 15 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for

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Date 8/13/95
By Mr. Roop

RECEIVED

returning, said property to its original condition.

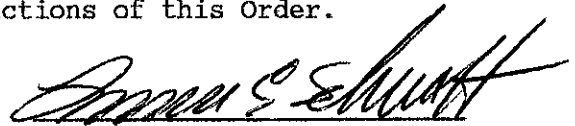
2. The Petitioner will be required to submit a landscape plan to the County's Landscape Architect to accomplish the necessary buffering of his property.

3. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated August 1, 1995, attached hereto and made a part thereof.

4. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Developer's Engineering Section, dated July 31, 1995, are adopted in their entirety and made a part of this Order.

5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

6. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

8/3/95

By

Mr. Noosh

LES/mm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 12, 1995

Mr. Mark E. Bricker
8510 Cove Road
Baltimore, Maryland 21222

RE: Petition for Variance
Case No. 96-14-A
Property: 8510 Cove Road

Dear Mr. Bricker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Mr. Michael K. Smith, Box 5614, Baltimore, Md. 21210

ENCLOSURE





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8510 COVE ROAD

which is presently zoned ML-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 255.1 TO ALLOW SIDE SETBACKS OF 0.5 ft. AND 22 ft. IN LIEU OF THE REQUIRED 30 ft., AND TO ALLOW A REAR SETBACK OF 15 ft. IN LIEU OF THE REQUIRED 30 ft. PER SECTION 238.2 AREA REAS.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Proposed building needs to be located as shown on Parcel Two a.) in order to comply with regulations regarding availability of bathroom facilities, b.) to be accessible to the travel lift run, c.) constraints determined by the geometrical configuration of the parcel.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

MARK E. BRICK

(Type or Print Name)

Mark E. Brick (M.K.S.)

Signature

(Type or Print Name)

Signature

8510 COVE RD. (410) 285-3122

Address

Phone No.

BALTO. MD. 21222

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

MICHAEL K. SMITH

Name

BOX 5614, 21210 435-0800

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JMP DATE 7-17-95

ZONING DESCRIPTION**PARCEL ONE:**

Beginning at a point on the south side of Cove Road which is 40 feet wide at a distance of 800 feet east of the centerline of Stansbury Road which is 40 feet wide. Thence the following courses and distances:

S.47 degrees 53 minutes E. 113.15 ft., S.56 degrees 35 minutes W. 141.45 ft., by an arc curving to the left with a radius of 1186.28 ft. an arc distance of 109.78 ft., N.56 degrees 35 minutes E. 119.63 ft. to the place of beginning as recorded in Deed Liber 5940, folio 105.

PARCEL TWO:

Beginning at a point on the south side of a private road which is 40 feet wide at a distance of 1,003 feet east of the centerline of Stansbury Road which is 40 feet wide. Thence the following courses and distances:

S. 37 degrees 08 minutes E. 239.5 ft., S. 56 degrees 35 minutes W. 17.9 ft., S. 33 degrees 25 minutes E. 9.0 ft., S. 56 degrees 35 minutes W. 45.0 ft., N. 33 degrees 25 minutes W. 248.0 ft., N. 56 degrees 35 minutes E. 47.40 ft. to the place of beginning as recorded in Deed Liber 5940, folio 105



Michael K. Smith

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-14-A

District 12th Date of Posting 7/23/95

Posted for: Variance

Petitioner: Mark E. Brick

Location of property: 8570 Cove Rd Key Bridge Marina

Location of Signs: Facing road way at entrance to Marina

Remarks: _____

Posted by [Signature] Date of return: 7/28/95
Signature

Number of Signs: 1

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 116, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 88-127A
(Item 14)

8510 Cove Road Key
Bridge Marina

875 Cove Road, 800' E of
of Blenheim Road

12th Election District

7th Councilmanic

Legal Owner(s):

Mark E. Brick

Hearing: Friday,

August 11, 1995 at 10:00

a.m. in Rm. 106, County Of-

fice Building.

Variance to allow side setbacks of 5 feet and 22 feet in lieu of the required 30 feet and to allow a rear setback of 18 feet in lieu of the required 30 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
7/200 July 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

July 21, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 20, 1995.

THE JEFFERSONIAN,

G. H. Hemmerson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item 13

No. 96-14-A

003635

DATE

7/12/95

ACCOUNT

Pool-6150

AMOUNT \$

85.10

RECEIVED
FROM:

SALCKENBERGER, WILLIAM.

FOR:

Admin. VAR (1010)
POSTING

30.10

(14011017) MICHRC
BA 0003:23F07-12-95

35.00

VALIDATION OR SIGNATURE OF CASHIER

85.10

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.


ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 14.

Petitioner: Key Bridge Marina

LOCATION: 8510 Cove Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KEY Bridge Marina

ADDRESS: 8510 Cove Rd

Baltimore MD 21222

PHONE NUMBER: 410-285-3122

AJ:ggs
(Revised 3/29/93)



Printed on Recycled Paper
Printed on Recycled Paper

#14.

TO: PUTUMENT PUBLISHING COMPANY
July 20, 1995 Issue - Jeffersonian

Please forward billing to:

Key Bridge Marina
8510 Cove Road
Baltimore, MD 21222

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-14-A (Item 14)
8510 Cove Road - Key Bridge Marina
S/S Cove Road, 800' E of c/l Stansbury Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mark E. Brick
HEARING: FRIDAY, AUGUST 11, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow side setbacks of .5 feet and 22 feet in lieu of the required 30 feet and to allow a rear setback of 15 feet in lieu of the required 30 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 17, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-14-A (Item 14)
8510 Cove Road - Key Bridge Marina
S/S Cove Road, 800' E of c/l Stansbury Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mark E. Brick
HEARING: FRIDAY, AUGUST 11, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow side setbacks of .5 feet and 22 feet in lieu of the required 30 feet and to allow a rear setback of 15 feet in lieu of the required 30 feet.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Mark E. Brick
Michael K. Smith

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



MICROFILMED

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 4, 1995

Mr. Mark E. Brick
8510 Cove Road
Baltimore, Maryland 21222

RE: Item No.: 14
Case No.: 96-14-A
Petitioner: M. E. Brick

Dear Mr. Brick:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

100-3391-100

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: August 8, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 8510 Cove Road

INFORMATION:

Item Number: Item No. 14

Petitioner: Mark E. Brick

Property Size: _____

Zoning: ML-IM

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The subject property has a long history of zoning violations and the owner, thus far, has had difficulty responding to notices ordering that the site come into compliance with all zoning regulations. It appears that this administrative action has been taken in response to a pending matter in the District Court of Maryland involving an active zoning violation case on the subject property.

The proposed improvement to the site has the potential to result in an enhancement to the area, and it is for this reason that staff recommends the request be granted subject, however, to the following conditions:

- 1) The current zoning violations be satisfactorily addressed (clean up the junk yard operation) and the site be maintained in good condition for a period of at least a year before any building permits are issued.
- 2) Landscaping and fencing must be provided along the Cove Road frontage and the Mickey property to buffer residential uses.
- 3) The plat accompanying this petition should be amended to indicate more detail regarding the location of out-of-water storage facilities. The Office of Planning will not support any future variance request for an out-of-water facility at this location.

Prepared by: Jeffrey W. Long

Division Chief: Camille

PK/JL

ITEM14/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 1, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #14 - Brick Property
8510 Cove Road
Zoning Advisory Committee Meeting of July 24, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

The subject building is proposed to be located within 100 feet of tidal waters. In order to meet Chesapeake Bay Critical Area requirements the building must be moved further than 100 feet from tidal waters, or a Critical Area Administrative Variance is required to allow the building to be located in this area. The applicant is advised to contact Environmental Impact Review at 887-3980 for details.

✓
JLP:PF:sp

c: Mark E. Brick

BRICK/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Item 014

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of commercial development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the flood plain elevation in all construction.

Prior to receiving a building or grading permit, this site must conform with the requirements in the Baltimore County Landscape Manual.

RWB:sw

100-209000-0000

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995. ,

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09,10,11,12,13,14 & 16. 8

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 014 (JRA)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

Mark E. Brick
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-14-A

* * * * *

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Hay Zimmer

People's Counsel for Baltimore County

Charles Demilio

(410) 887-2188

I HEREBY CERTIFY that on this 9th day of August, 1995, a copy

of the foregoing Entry of Appearance was mailed to Michael K. Smith,
Box 5614, Baltimore, MD 21210, representative for Petitioner.

Peter Klap Zimme

PETER MAX ZIMMERMAN

Handwritten signature

**PETITION PROBLEMS
AGENDA OF JULY 24, 1995**

#14 --- JRA

1. Who signed for legal owner? Need power of attorney.

MICROFILMED

21210



NOTE: THIS PLAT IS FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED FOR USE IN ESTABLISHING
PROPERTY LINES

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

SCALE: 1"=30' DATE: JULY 11, 1995

PROPERTY ADDRESS: 8510 COVE ROAD

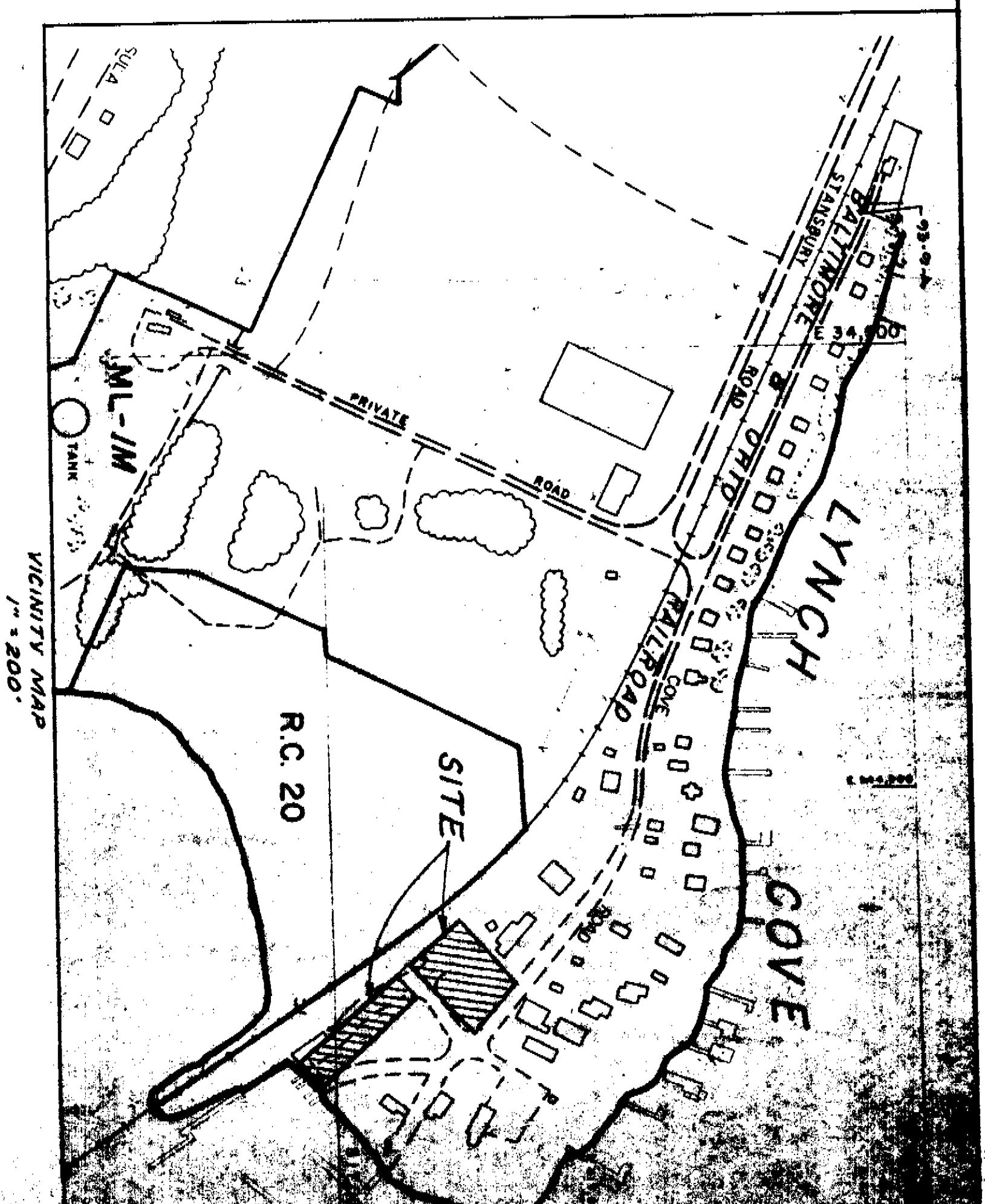
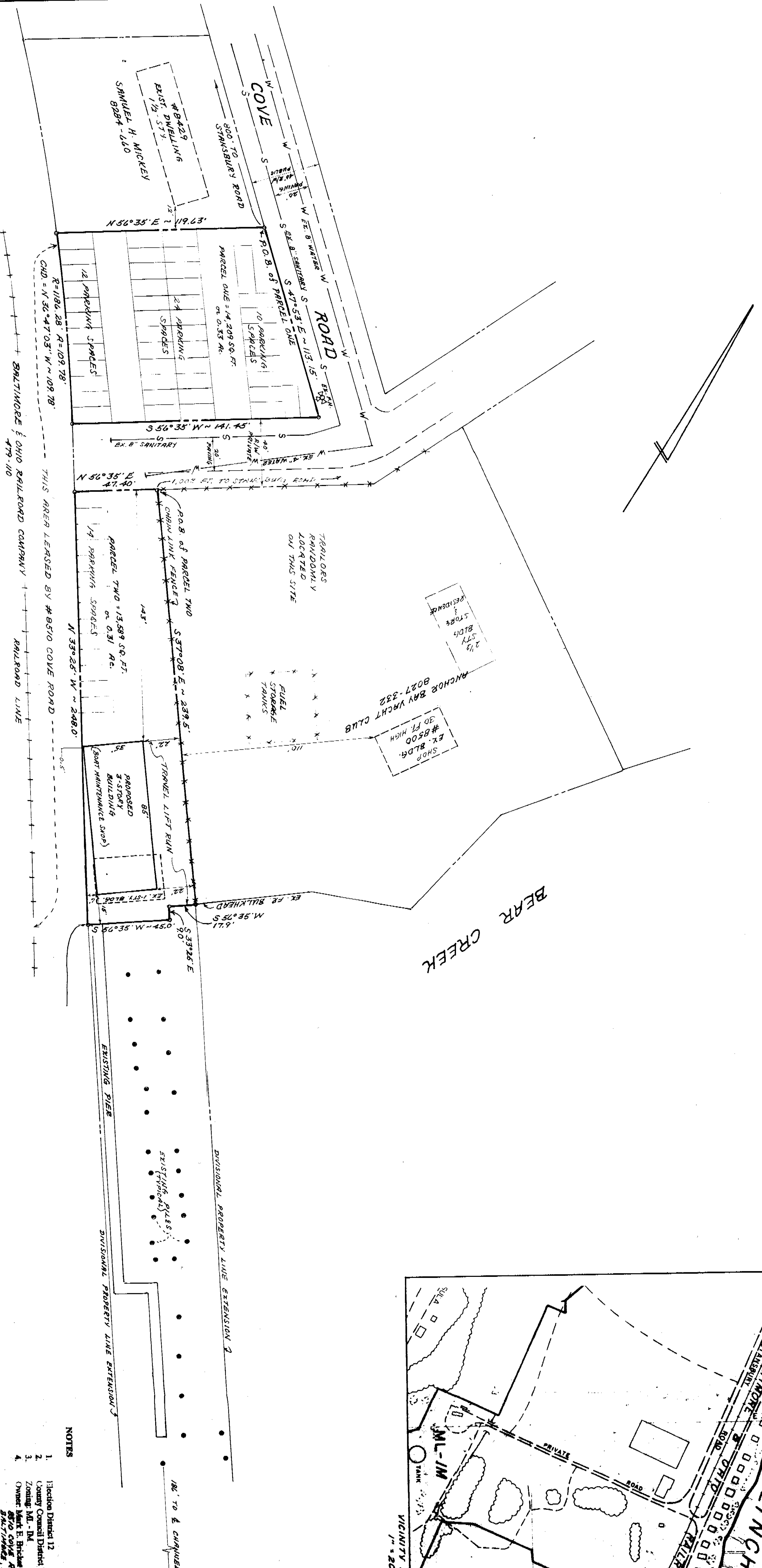
96-14-76

[illegible]

NOTES

1. Election District 12
 2. County Council District 7
 3. Zoning M.L. - IM
 4. Owner: Matt E. Briches
- 8510 COVE ROAD
BURLINGAME, MD. 21223 TEL: (410) 285-9128

7. Floor Area Ratio: 2975 sq. ft. ground floor area, 12,478 sq. ft. green roof area = 0.625
8. Building Setback Requirements: Street = 60'-0"
Roof = 40'-0"
Rear = 30'-0"



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BROWN-HOON, INC. BALTIMORE, MD. 21210

F-SE E-SW
B-NE B-NW

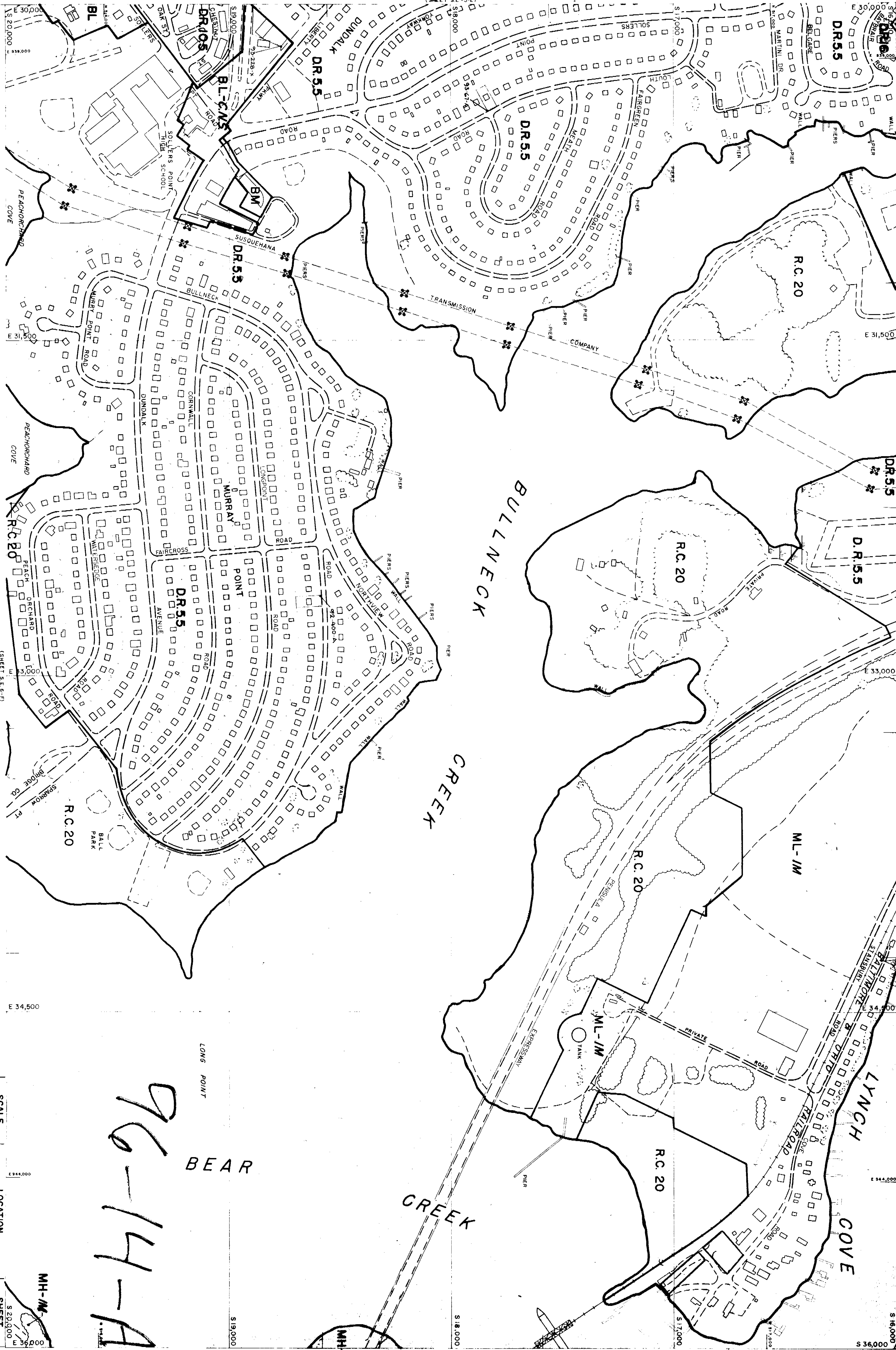
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William D. Hunter
Chairman, County Council

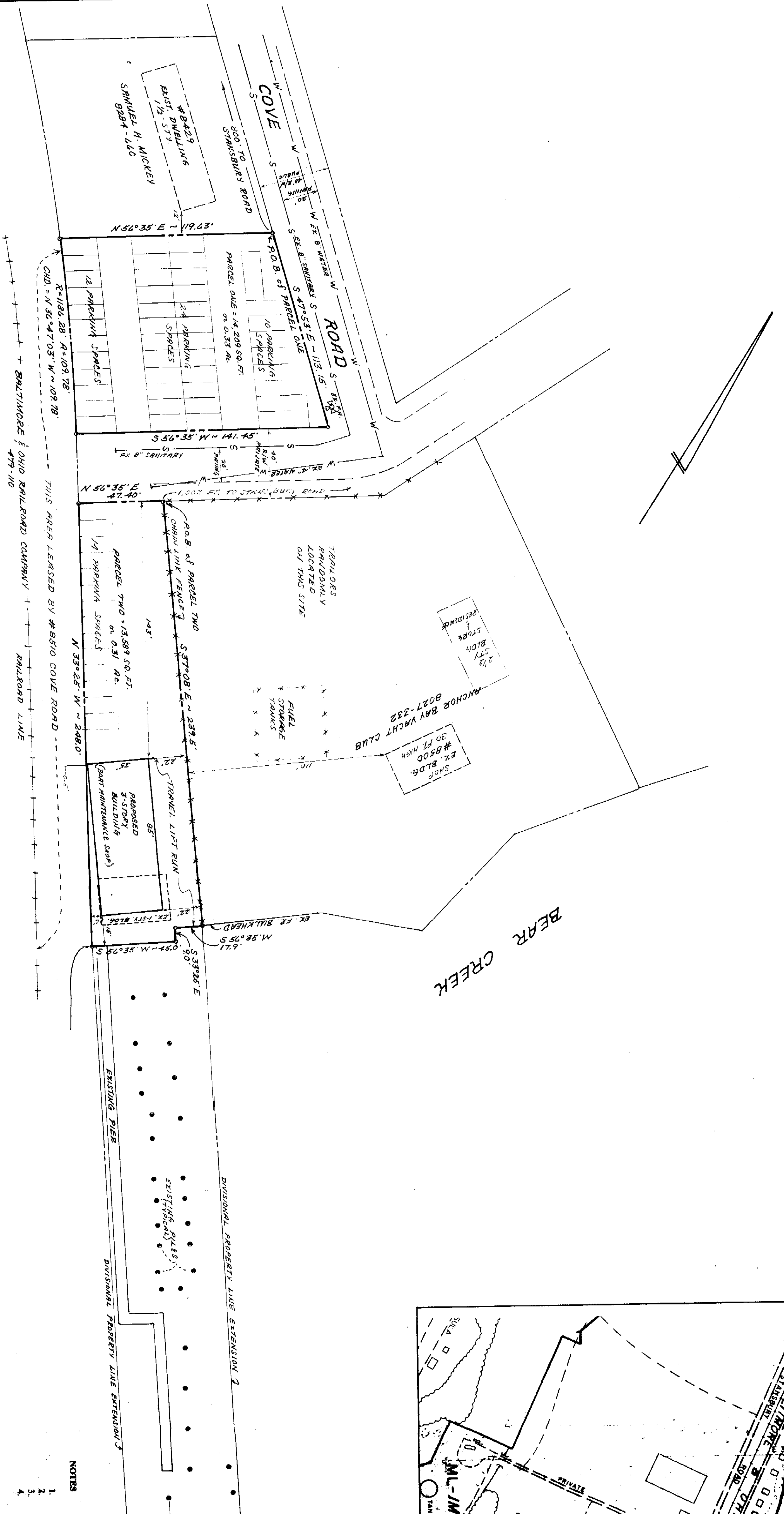
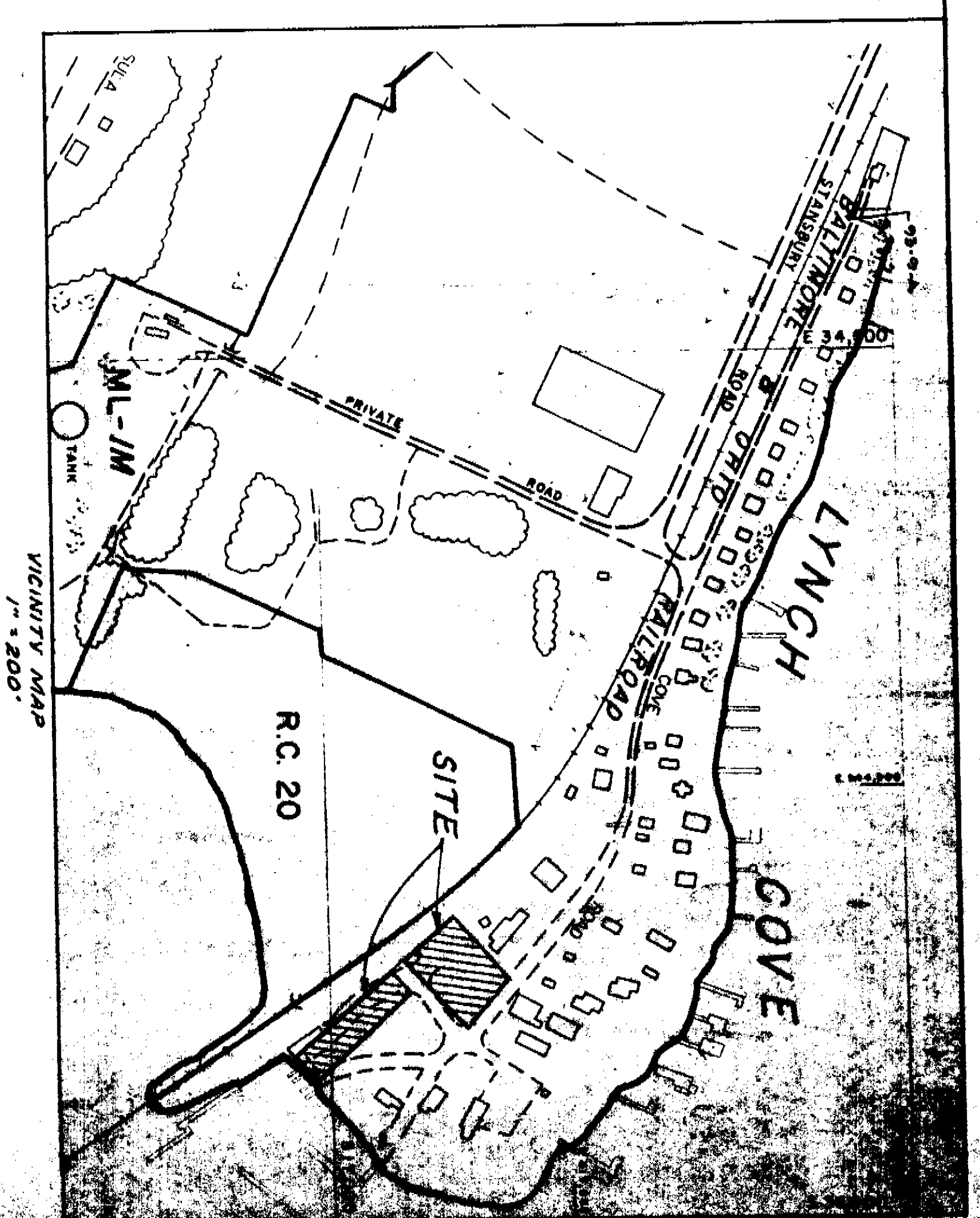
SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1985

LOCATION
DUNDALK
SOLLERS POINT

\$ E.
S-F
SHEET



96-14-A



- NOTES**
1. Location District 12
 2. County Council District 7
 3. Zoning Map - R.C. 20
 4. Owner: Baltimore & Annapolis Road
 5. Local Reference: E.H.K. Jr. 5980 - 105
 6. Tax Account Number: 12-12000110
 7. Road Area: 300' x 100' (30,000 sq. ft.)
 8. Building Setback Requirements: 50' - 50' - 50'
- EXISTING USES:** BOAT MAINTENANCE AND STORAGE, AND PARKING
- PROPOSED USES:** BOAT MAINTENANCE & STORAGE AND PARKING

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
SCALE: 1" = 30' DATE: JULY 11, 1985
PROPERTY ADDRESS: 8510 COVE ROAD

NOTE: THIS PLAT IS FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED FOR USE IN ESTABLISHING
PROPERTY LINES

BPS / land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland 21210



REVISIONS		By	Designed By
Date	Description		

Drawn By
Checked By

96-14-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BROWN-HOON, INC. BALTIMORE, MD. 21210

F-SE E-SW
B-NE B-NW

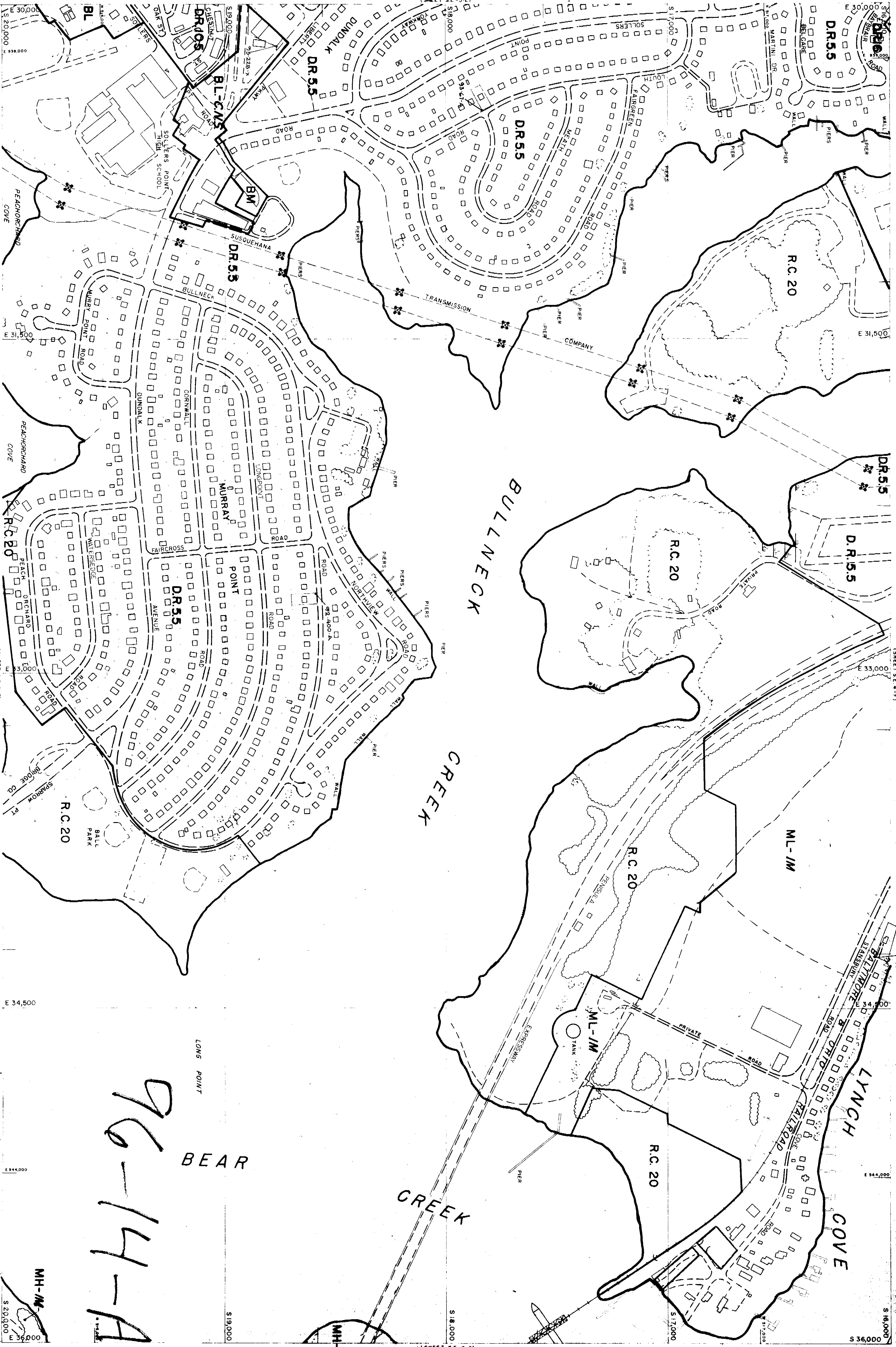
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William D. Hunter
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1985

LOCATION
DUNDALK
SOLLERS POINT

\$ E.
S-F
SHEET



96-14-A

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Cove Road, 800 ft. E of * ZONING COMMISSIONER
c/l Stansbury Road *
8510 Cove Rd, Key Bridge Marina * OF BALTIMORE COUNTY
112h Election District *
7th Councilmanic District *
Mark E. Bricker * Case No. 96-14-A
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8510 Cove Road in the Sollers Point section of Baltimore County. The Petition is filed by Mark E. Bricker, property owner. Variance relief is requested from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow side setbacks of .5 ft. and 22 ft., lieu of the required 30 ft., and Section 238.2 of the BCZR to allow a rear setback of 15 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was the aforementioned property owner, Mark E. Bricker. Also present was Michael K. Smith, a Land Use Consultant who has assisted the Petitioner in the preparation of the site plan and Petition. There were no Protestants or other interested persons present, however, substantive comments were received from the member agency's of the Zoning Plans Advisory Committee (ZAC).

Testimony and evidence offered is that the Petitioner owns two separate parcels adjacent to Cove Road. However, these parcels are separated by a public road. Parcel No. 1 is a rectangularly shaped property of 14,209 sq. ft. in area. The site is unimproved but for paving which accommodates 46 parking spaces. Parcel 2, which is the subject of the variance

request, is 13,589 sq. ft. That property is also presently unimproved, however, the Petitioner plans to construct a 3 story building to serve as a maintenance shop. Parcel 2 will also contain 14 parking spaces.

As to the history of the site, Mr. Bricker indicates that he operates a boat yard on the subject property. Boats are stored on the site and also repair work is done. Presently, all work is done out of doors, in that there are no improvements on the site. Approximately 75 slips are available for dry land storage. Also, Parcel 2 abuts Bear Creek and an existing pier leads from the water line into that channel. An additional 36 water slips are available from this pier. The Petitioner has owned the site for approximately 18 years. Originally, a building existed on parcel 2, however, the building was destroyed by fire approximately 1-1/2 years ago.

The Petitioner notes that he is proposing to continue the same use on the property, however, bring much of the work indoors within the proposed three story building. The requested variances are necessary due to the narrowness of the lot. Parcel 2 is approximately 63 ft. at its widest point. The site is zoned M.L.-I.M. and 30 ft. side yard setbacks need be maintained. Due to the unique character of the lot and the narrowness thereof, no building would be allowed if strict adherence to the regulations were allowed. Moreover, to place the building close to the water-front, a front yard variance is requested to permit the structure to be within 15 ft. of the bulkhead, in lieu of the required 30 ft. This is requested in order to accommodate the movement of boats out of the water. A travel lift is on the property to accomplish this purpose.

All variances must be considered in accordance with the provisions of Section 307.1 of the BCZR. Therein, the three tests are presented which the Petitioner must satisfy in order for variance relief to be granted.

-2-

First the Petitioner must demonstrate that a practical difficulty or undue hardship would result if strict adherence to the regulations were required. Secondly, there can be no adverse impact to the surrounding properties. Last, the relief granted must be within the spirit and intent of the zoning ordinance.

As to the practical difficulty test, the unique size and configuration of the lot presents compelling reasons to satisfy this test. As noted above, parcel 2 is extremely narrow in width and strict adherence to the regulations would prohibit any construction. This surely constitutes a practical difficulty upon the Petitioner.

Moreover, the proposed relief will be within the spirit and intent of the regulations. In this respect, the building will be situated on the lot so as to be close to Bear Creek and away from surrounding properties.

Lastly, there will be no adverse affect on the surrounding locale. Similar uses exist on adjoining properties and the existing use will not be altered.

Notwithstanding the granting of the proposed relief, several comments are in order about the Zoning Plans Advisory Committee (ZAC) comments.

The Office of Planning and Zoning (PZ) suggests several restrictions. I concur with some of their recommendations but decline to incorporate others. I will require that the property be cleaned up and maintained in good condition. In this respect, I will require that the Petitioner allow a representative of Zoning Enforcement to make sure that the property is being maintained. I decline to withhold the issuance of any permits for one year, believing it inappropriate to enter such a restriction. In this respect, the sooner the building is proposed, the sooner the removal of debris and material out of doors will be accomplished. Moreover, I will require the Petitioner to install appropriate landscaping

-3-

and fencing to buffer the property from surrounding residences. In this respect, the Petitioner will be required to submit a landscape plan to the County's Landscape Architect to accomplish the necessary buffering.

The Department of Environmental Protection and Resource Management (DEPRM) notes, in their comment, that a critical area administrative variance is required the building to be located, where proposed. DEPRM retains authority on this issue and the granting of the zoning variance herein is conditioned upon the Petitioner meeting all of DEPRM's requirements in this respect.

The Developer's Engineering Section also lists several concerns about the proposed building due to certain provisions of the Baltimore County Code. These Code provisions regulate the elevation of the building due to its location within close proximity of the tide water. The Petitioner shall comply with all building code and other appropriate regulations in this respect.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of September, 1995 that a variance from Section 255.1 of the BCZR to allow side setbacks of .5 ft. and 22 ft., lieu of the required 30 ft., and Section 238.2 of the BCZR to allow a rear setback of 15 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for

-4-

returning, said property to its original condition.

2. The Petitioner will be required to submit a landscape plan to the County's Landscape Architect to accomplish the necessary buffering of his property.

3. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated August 1, 1995, attached hereto and made a part thereof.

4. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Developer's Engineering Section, dated July 31, 1995, are adopted in their entirety and made a part of this Order.

5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

6. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 12, 1995

Mr. Mark E. Bricker
8510 Cove Road
Baltimore, Maryland 21222

RE: Petition for Variance
Case No. 96-14-A
Property: 8510 Cove Road

Dear Mr. Bricker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

cc: Mr. Michael K. Smith, Box 5614, Baltimore, Md. 21210



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 8510 COVE ROAD
which is presently zoned M.L.-I.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 255.1 TO ALLOW SIDE SETBACKS OF 0.5 FT. AND 22 FT. IN LIEU OF THE REQUIRED 30 FT., AND TO ALLOW A REAR SETBACK OF 15 FT. IN LIEU OF THE REQUIRED 30 FT. PER SECTION 238.2 AREA REGS.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Proposed building needs to be located as shown on Parcel Two a.) in order to comply with regulations regarding availability of bathroom facilities, b.) to be accessible to the travel lift run, c.) constraints determined by the geometrical configuration of the parcel.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Address

(Type or Print Name)

Signature

Address

City

State

Zip Code

(Use the following section and attach under the petition of variance. That time are the legal owners of the property, which is the subject of this petition)

Legal Owner is

(Type or Print Name)

Signature

Address

City

State

Zip Code

Address

(Type or Print Name)

Signature

Address

City

State

Zip Code

Address

(Type or Print Name)

Signature

Address

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Address

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 104 Date of Posting: 7/23/95
Posted for: Mark E. Brick
Petitioner: Mark E. Brick
Location of Property: 8510 Cove Rd. Key Bridge Marina
Location of Signs: Property adjacent to Chesapeake Avenue
Remarks: None
Posted by: Michael K. Smith Date of return: 7/28/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 7/22/95 ACCOUNT: Reo 1-6150
AMOUNT: \$ 85.00
RECEIVED FROM: SAL LENDERGER, WILLIAM
FOR: POSTING
VALIDATION OR SIGNATURE OF CASHIER: PS. CB

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 20, 1995.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on August 11, 1995 at 10:00 a.m. in Room 106, County Office Building.

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
7/20 July 20.

111 West Chesapeake Avenue
Towson, MD 21204

July 17, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on August 11, 1995 at 10:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 96-14-A (Item 14)
8510 Cove Road - Key Bridge Marina
8510 Cove Road, 800' E of c/l Stansbury Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mark E. Brick
HEARING: FRIDAY, AUGUST 11, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow side setbacks of .5 feet and 22 feet in lieu of the required 30 feet and to allow a rear setback of 15 feet in lieu of the required 30 feet.

Arnold Jablon
Director
Department of Permits and Development Management

cc: Mark E. Brick
Michael K. Smith

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 4, 1995

Mr. Mark E. Brick
8510 Cove Road
Baltimore, Maryland 21222

RE: Item No.: 14
Case No.: 96-14-A
Petitioner: M. E. Brick

Dear Mr. Brick:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 14
Petitioner: Key Bridge Marina

LOCATION: 8510 Cove Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Key Bridge Marina

ADDRESS: 8510 Cove Rd

Baltimore MD 21222

PHONE NUMBER: 410-285-3122

Al:ggg
(Revised 3/29/93)

14.

TO: FUTURE PUBLISHING COMPANY
July 20, 1995 Issue - Jeffersonian

Please forward billing to:

Key Bridge Marina
8510 Cove Road
Baltimore, MD 21222

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on August 11, 1995 at 10:00 a.m. in Room 106, County Office Building.

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-14-A (Item 14)
8510 Cove Road - Key Bridge Marina
8510 Cove Road, 800' E of c/l Stansbury Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mark E. Brick
HEARING: FRIDAY, AUGUST 11, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow side setbacks of .5 feet and 22 feet in lieu of the required 30 feet and to allow a rear setback of 15 feet in lieu of the required 30 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: August 8, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 8510 Cove Road

INFORMATION:

Item Number: Item No. 14

Petitioner: Mark E. Brick

Property Size: _____

Zoning: ML-1M

Requested Action: Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The subject property has a long history of zoning violations and the owner, thus far, has had difficulty responding to notices ordering that the site come into compliance with all zoning regulations. It appears that this administrative action has been taken in response to a pending matter in the District Court of Maryland involving an active zoning violation case on the subject property.

The proposed improvement to the site has the potential to result in an enhancement to the area, and it is for this reason that staff recommends the request be granted subject, however, to the following conditions:

- 1) The current zoning violations be satisfactorily addressed (clean up the junk yard operation) and the site be maintained in good condition for a period of at least a year before any building permits are issued.
- 2) Landscaping and fencing must be provided along the Cove Road frontage and the Mickey property to buffer residential uses.
- 3) The plat accompanying this petition should be amended to indicate more detail regarding the location of out-of-water storage facilities. The Office of Planning will not support any future variance request for an out-of-water facility at this location.

Prepared by: Jeffrey M. Long

Division Chief: Carlyle

PK/JL
ITEM14/PZONE/TEXTJWL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

August 1, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #14 - Brick Property
8510 Cove Road
Zoning Advisory Committee Meeting of July 24, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

The subject building is proposed to be located within 100 feet of tidal waters. In order to meet Chesapeake Bay Critical Area requirements the building must be moved further than 100 feet from tidal waters, or a Critical Area Administrative Variance is required to allow the building to be located in this area. The applicant is advised to contact Environmental Impact Review at 887-3980 for details.

JLP:PF:sp

c: Mark E. Brick

BRICK/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
for July 31, 1995
Item 014

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of commercial development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the flood plain elevation in all construction.

Prior to receiving a building or grading permit, this site must conform with the requirements in the Baltimore County Landscape Manual.

RWB:sw

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09,10,11,12,13,14 & 16.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 014 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Butts, Chief
Engineering Access Permits
Division

BS/

RE: PETITION FOR VARIANCE
8510 Cove Road (Key Bridge Marina), S/S
Cove Road, 800' E of c/l Stansbury Road
12th Election Dist., 7th Councilmanic
Mark E. Brick
Petitioner
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-14-A
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Charles S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

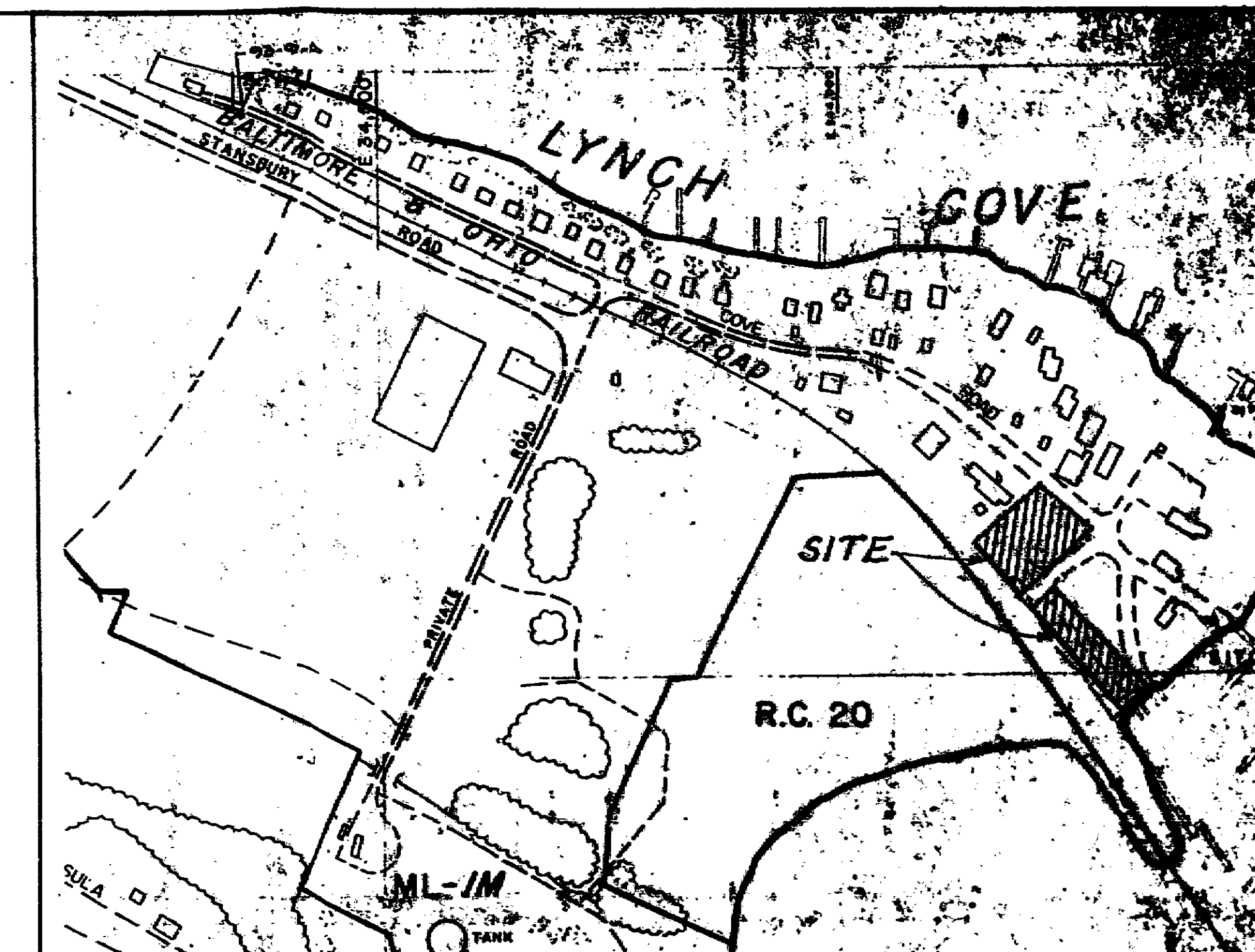
I HEREBY CERTIFY that on this 17th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to Michael K. Smith, Box 5614, Baltimore, MD 21210, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITION PROBLEMS
AGENDA OF JULY 24, 1995

#14 --- JRA

1. Who signed for legal owner? Need power of attorney.



Election District 12
County Council District 7
Zoning: M-L-Heavy
Owner: Mark R. Rickard
WFO
BALTIMORE, MD. 9-282 TOLL FREE 1-800-368-3986

Dead Reference: N.R.K. J. 594B-103
Tax Account Number: 22-120363217D
1271283632171

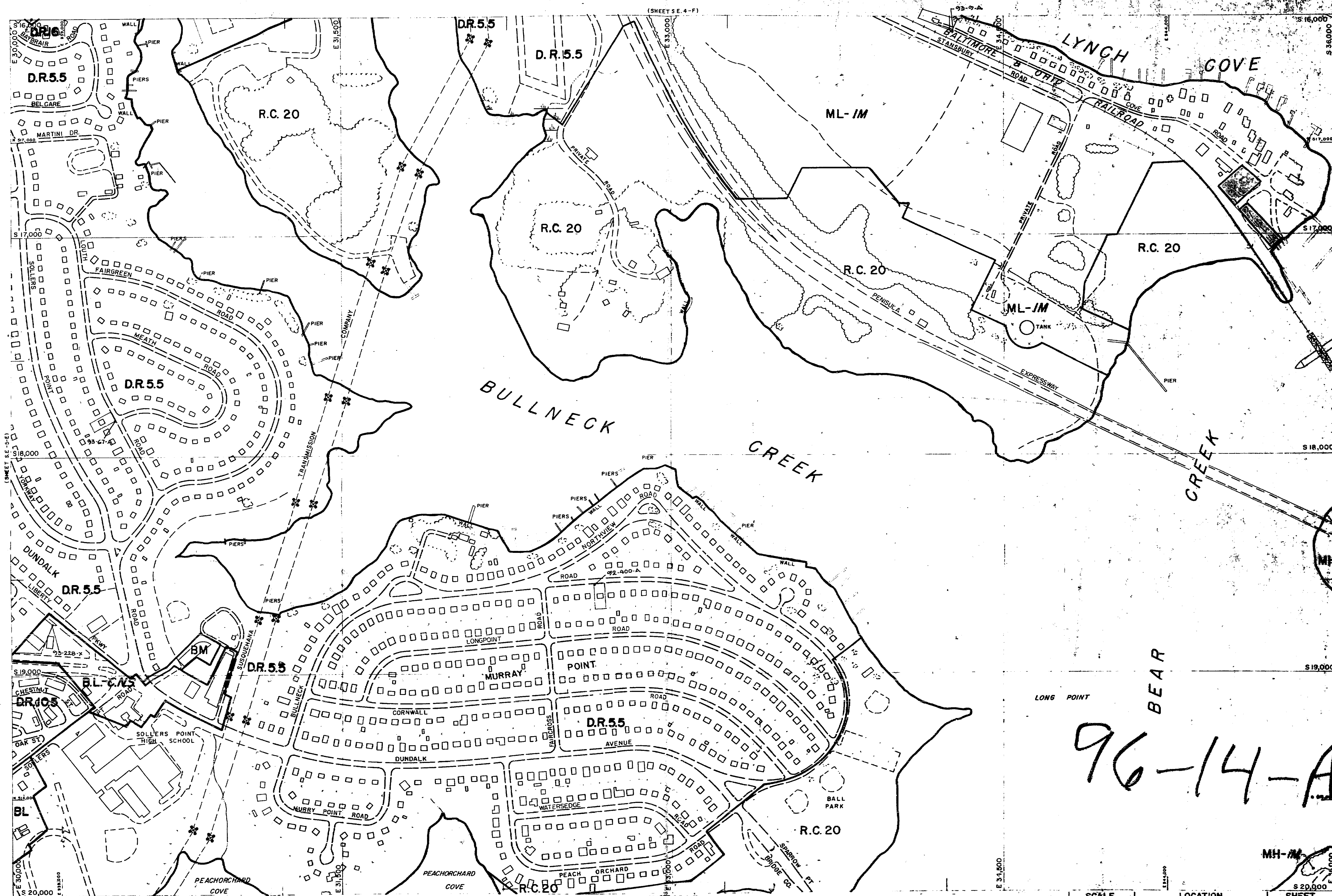
Floor Area Ratio: 2975 sqft. gross floor area *2975* sqft. gross floor area
Building Setback Requirements: 20' front, 20' side, 20' rear

From
State

EXISTING USAGE: BOTTLE MAINTENANCE AND STORAGE, AND PARKING
ENTIRE SITE IS IMPERVIOUS
PROPOSED USAGE: BOTTLE MAINTENANCE & STORAGE AND PARKING

[illegible]

96-14-A



F-SE E-SW
B-NE B-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William H. Howard
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF PHOTOGRAPHY
JANUARY
1986

LOCATION
DUNDALK
SOLLERS POINT

MH-11
SHEET
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